



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00010 Ventanas Subdivision Unit Seven
Application Type: Major Preliminary
CPC Hearing Date: March 13, 2014
Staff Planner: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov
Location: East of Tierra Este and North of Cozy Cove
Acreage: 30.21 acres
Rep District: 5
Existing Use: Vacant
Existing Zoning: R-5
Proposed Zoning: R-5
Nearest Park: Park proposed within subdivision
Nearest School: Sunridge Middle School (.69 mi.)
Park Fees Required: N/A
Impact Fee Area: N/A
Property Owner: GFA, LLC.
Applicant: GFA, LLC.
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: R-5/ Single-Family Development
South: N/A / East ETJ / Vacant
East: R-5 / Vacant
West: R-5 / Single-Family Development

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 30 acres of vacant land for 145 single-family residential lots averaging between 5,127 to 9,133 square feet. A 5.06 acre park is also proposed. Primary access to the subdivision is proposed from Ventana and Cozy Cove Avenues. This development lies within the Ventanas land study, approved in 2006, and is vested under the former subdivision code.

The applicant is requesting the following modifications:

- *To allow for a turning heel angle that falls between 70 and 110 degrees (consistent with the current standards).*
- *To allow an 8-foot wide pedestrian right-of-way.*
- *To allow a 52-foot R.O.W. with 5 feet of sidewalk and parkways and 32 feet of pavement.*
- *To allow a 50-foot R.O.W. with 5 feet of sidewalk, 4-foot parkways and 32 feet of*

pavement for Spring Willow, Red Maple, Red Orchard and Red Creek at the intersection with Ventanas Avenue.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the modifications and **approval** of Ventanas Subdivision Unit Seven subject to the following comments.

Planning Division Recommendation:

Staff recommends **approval** of the modifications. As per Section 19.04.170 (Modification of conditions):

A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer address the following comments.

1. Show existing and proposed drainage flow patterns on the preliminary plat. Identify the discharge location for all storm-water runoff.
2. As per section Code 19.08.010, section D, all drainage structures and ponding areas serving the subdivision are constructed as part of the initial phase of the development.

Parks and Recreation Department

We have reviewed **Ventanas #7**, a major preliminary plat map and offer no objections to this subdivision application.

Please note that this Subdivision is composed of **145** Single-family dwelling lots & includes a **5.06** acre "Park" site previously dedicated as an "offsite" as part of the Ventanas Land Study & as part of a Developer's Agreement; therefore, meeting the "Parkland" requirements of Title 19 – Subdivision & Development Plats, Chapter 19.20 – Parks & Open Space.

Please note that Ventanas Cove Park (Ventanas #1) & Ventanas Destiny Park (Ventanas #2) have been constructed and accepted by this Department for maintenance and improvement for Ventanas Willow Park (Ventanas #3) are currently under construction.

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Refer to Park's Design & Construction Standards.
2. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
3. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
4. Note for all park improvements (sidewalks, Ramps, etc) and paved Hike/Bike trails (if

applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.

5. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to applicant providing proof of the project registration - PLD # (Registration Number) is provided.
6. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site.
7. Provide frontage lighting along adjacent Public Street rights of way. Engineer to coordinate with E.P.E.Co., Department of Transportation, and Parks Dept. light poles & conduit placement for perimeter lighting prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
8. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
9. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design & Construction Standards.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Any sloped areas shall be at the max. 1 vertical : 20 horizontal (5%) and shall Insure that proposed grades will keep water away from hard surfaces.
13. Any sloped areas along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
14. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
15. Provide adequate cross-sections enough to better understand the finished improvements.
16. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
17. Applicant / Contractor are required to obtain irrigation and any other required permit(s) from Development Services (BP&I) Building Permits & Inspections Division.

18. A 7' wide concrete sidewalk is required all along the park's frontage.
19. Park improvements shall be in accordance to the requirements of the current Park and Open Space ordinance Section 19.20
20. Construction of Park improvements need to be coordinated and inspected by Parks Department.
21. Park Site acceptance is contingent upon completion of all street improvements abutting the park.

El Paso Water Utilities

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU does not object to this request.

EPWU Comments

Water:

2. There is an existing 24-inch diameter water main that extends along Ventanas Ave. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.
3. There is an existing 12-inch diameter water main that extends along Ventanas Ave. The main is located approximately 18 feet north of the street center line. There are existing stub-outs extending from the 12-inch diameter water main south to Spring Willow Dr., Red Maple Dr., Red Orchard Dr. and Red Creek Dr. A 12-inch water main extension is required extending along Red Orchard Dr. from the stub-out to Cozy Cove Ave. to provide adequate service to the subdivision. An 8-inch diameter water main extension is required along Spring Willow Dr., Red Maple Dr., and Red Creek Dr. to Cozy Cove Ave.
4. A 12-inch diameter water main extension is required extending along Cozy Cove Ave., to the end of the subdivision just east of Red Creek Dr.

Sanitary Sewer:

5. There is an existing 15-inch diameter sanitary sewer main that extends along Ventanas Ave. located approximately 5 feet south of the street centerline. There are existing sanitary sewer stub-outs extending from the 15-inch diameter sanitary sewer main south to Spring Willow Dr., Red Maple Dr., Red Orchard Dr. and Red Creek Dr. Eight (8) inch diameter sanitary sewer main extensions are required from the existing stub-outs to Cozy Cove Ave.
6. An 8-inch diameter sanitary sewer main extension is required extending along Cozy Cove Ave. from the existing stub-out just east of Amistoso St. to end of subdivision.

General:

7. All water and sanitary sewer main extension costs are the responsibility of the Owner/Developer.
8. The water and sanitary sewer mains mentioned above are required to be installed and accepted by EPWU-PSB prior to providing service to the subject property.
9. Annexation fees are due at the time of new service application for individual water meters within the subject property

10. EPWU-PSB requires a new service application to serve the subdivision. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (EPWU-PSB) Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

El Paso County 911 District

- Request that the address label for the park site at Block 44, Lot 25 be displayed closest to the street name in which it is intended.

Sun Metro

- Recommend placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Department of Transportation

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No objections.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

Additional Requirements and General Comments:

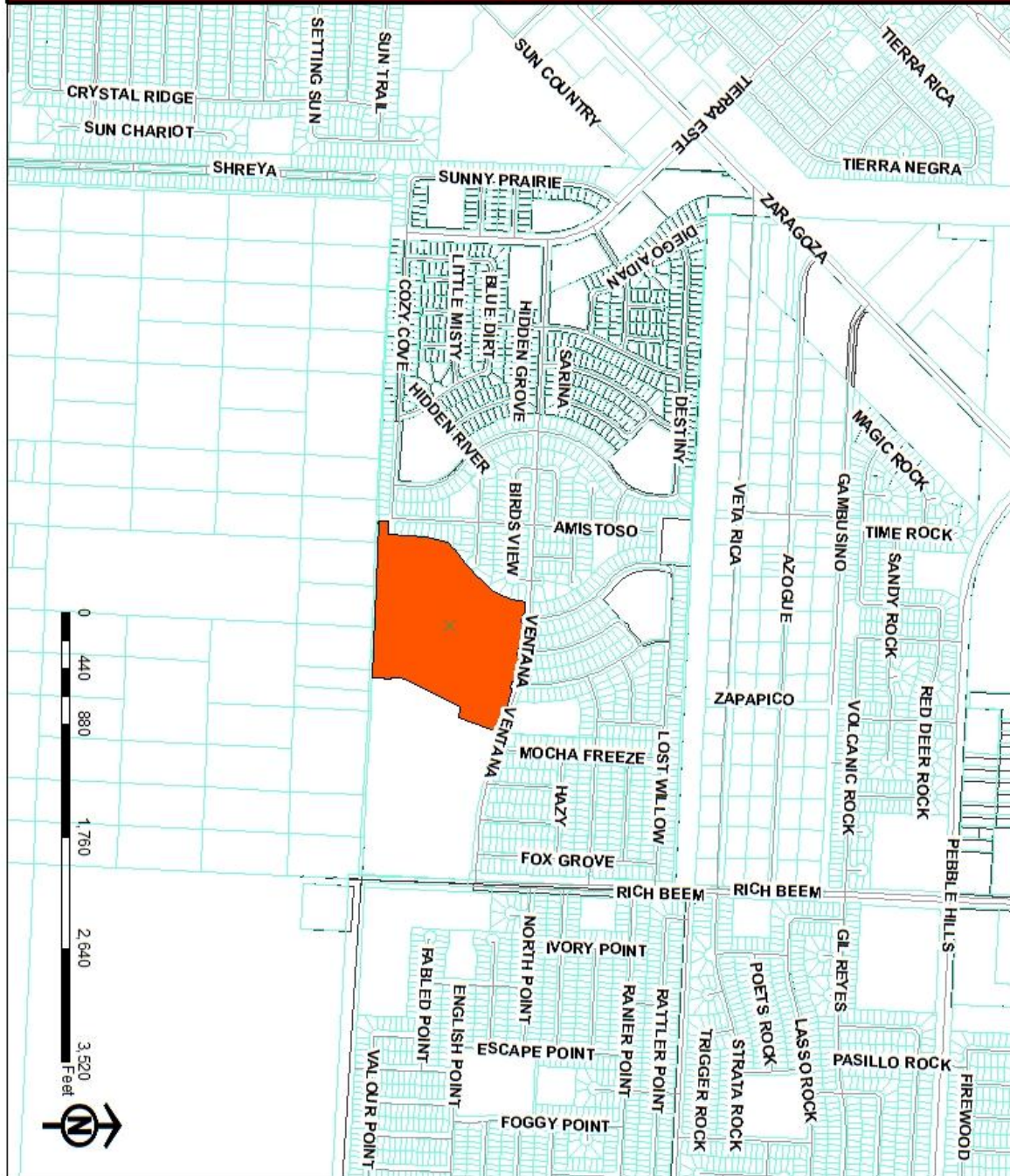
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Modification Request
5. Application

ATTACHMENT 1

VENTANAS SUBDIVISION UNIT SEVEN

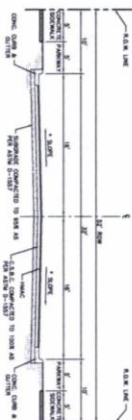
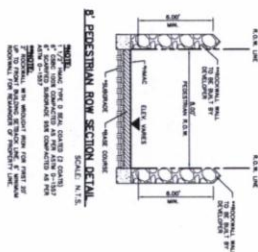


ATTACHMENT 2

VENTANAS SUBDIVISION UNIT SEVEN





[illegible]

VENTANAS SUBDIVISION
UNIT SEVEN
A PORTION OF TRACT 1 AND ALL OF TRACT 1F,
SECTION 46, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS
EL PASO, EL PASO COUNTY, TEXAS
CONTAINING 30.21 ACRES ±

SHEET 2 OF 2

1. STREET WIDTHS LONG AS SHOWN IN PLAN
2. INTERCOURSE IS REQUIRED TO COMPLY WITH ADA/ANSI REQUIREMENTS.
3. STREET ANCHORAGE SHALL BE ESTABLISHED IN ACCORDANCE WITH CURRENT CITY OF EL PASO STANDARDS.
4. STREET CONSTRUCTION DETAILS AND STANDARD TYPICAL DETAILS, CEM & CURB AND REALITY TO BE PROVIDED TO THE CITY OF EL PASO FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF PAVEMENT.

TYPICAL 32' ROW STREET SECTIONS DETAIL

SCALE: NTS

SCHEIDT, N.T.S.

CONCRETE

ocea

I F O U P

engineers • architects • designers

1542 ROUTE 100, SUITE 100, WESTPORT, MA 01886

4712 Brewster Blvd., N.E., Everett, WA 98203

NEW YORK OFFICE: 100 W. 42ND ST., NEW YORK, NY 10018

CONTACT: JOHN L. ACCIARONE, P.E.

9A, LLC

125 KENNEDY BLVD.

ROCKFORD, IL 61103

VOIC (312) 394-1105

FAX (312) 391-4485

CONTACT: MR. ALBERT DAMICO

SURVIVAL

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&
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DATE OF PREPARATION: FEBRUARY 2014

ATTACHMENT 4



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

March 6, 2014

City of El Paso-City Development Department
222 South Campbell Street
El Paso, Texas 79901

Attention: Ms. Kimberly Forsyth
Lead Planner

Reference: Ventanas Subdivision Unit Seven
Variance Request

Dear Ms. Forsyth:

On behalf of the developer for the above referenced development, we request three (3) variances to the City of El Paso Municipal Code-Subdivision Ordinance. Our variance requests are as follows:

- The angle forming the turning heels at Red Maple Drive will not be less than 70 degrees and no more than 110 degrees.
- A 8 foot wide pedestrian right of way.
- Revise the 52-foot residential right-of-way cross section. Our proposed cross-section will introduce 5 foot sidewalk and 5 foot parkway and a 32 foot paved roadway surface and utilize standard concrete curb and gutter.
- Utilize a 50-foot street right of way cross section with a 32-foot paved roadway surface and 5-foot sidewalk and a 4-foot parkway for Spring Willow, Red Maple, Red Orchard Drive, and Red Creek at the intersection with Ventana Ave. This is only to allow to transition to the 52-foot ROW. The transition will occur within 25-feet of the intersection.

We look forward to your favorable consideration on our request. If you have any questions, please do not hesitate to call me at office number 915.544.5232 or mobile number 915.355.0583.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', is written over the printed name.

Jorge L. Azcarate, P.E.
Project Manager

letter-2260-0171d.06march14(modification req.)
JLA/jla

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL



DATE: _____ FILE NO. SUSU14-00010
SUBDIVISION NAME: Ventanas Subdivision Unit Seven

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
All of Tract 1F and a portion of Tract 1, Section No. 46, Block 79, Township 2,
Texas and Pacific Railway Company Survey, El Paso, El Paso County, Texas

2. Property Land Uses:

| | ACRES | SITES | | ACRES | SITES |
|---------------|--------------|------------|-----------------------|--------------|------------|
| Single-family | <u>18.78</u> | <u>145</u> | Office | | |
| Duplex | | | Street & Alley | <u>6.35</u> | <u>5</u> |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | <u>5.06</u> | <u>1</u> | Pedestrian ROW | <u>0.02</u> | <u>1</u> |
| School | | | | | |
| Commercial | | | Total No. Sites | | <u>151</u> |
| Industrial | | | Total (Gross) Acreage | <u>30.21</u> | |

3. What is existing zoning of the above described property? R-5 Proposed zoning? R-5
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to existing and proposed storm sewer to discharge into an existing public ponding area
7. Are special public improvements proposed in connection with development? Yes X No _____
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
Modification request letter is attached.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No _____
If yes, please submit a vested rights petition in accordance with Title 1 (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record GFA, LLC 1525 Goodyear Drive El Paso Texas 79936 (915) 548-1105
(Name & Address) (Zip) (Phone)

13. Developer Same as above
(Name & Address) (Zip) (Phone)

14. Engineer cea group 4712 Woodrow Bean Ste. F El Paso Texas 79924 (915) 544-5232
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: 

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.